

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
NOVEMBER 3, 1971

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. on Wednesday, November 3, 1971 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - EHRHARDT, HUGHES,  
KIRSTEN, SCHAFFER  
and KATNICH (Mayor)

Absent: Councilmen - None

Also present: City Manager Graves, Assistant  
City Manager Peterson, City Attorney Mullen,  
Planning Director Schroeder and Public Works  
Director Jones.

PLEDGE

Mayor Katnich led the Pledge of Allegiance to  
the flag.

MINUTES

Councilman Kirsten moved the Minutes of  
October 6, 1971 be approved as written and mailed  
after striking out the last three lines on page  
4 and the first line on page 5. The motion was  
seconded by Councilman Ehrhardt and carried  
by unanimous vote.

On motion of Councilman Ehrhardt, Schaffer  
second, the City Council approved the Minutes  
of October 20, 1971 as written, corrected by  
the City Clerk and mailed.

PUBLIC HEARINGS

R-LD DISTRICT -  
CONTINUED

Since thereof having been published in accordance  
with law, Mayor Katnich called for the public  
hearing on the recommendation of the Planning  
Commission to amend the City Code (Zoning  
Ordinance) thereby adding Section 27-6A, creating  
the R-LD, Low Density Multiple-Family Residen-  
tial District.

Planning Director Schroeder reviewed the proposal  
of the Planning Commission for establishing the  
R-LD District. Mr. Schroeder said the recom-  
mendation was the same as previously submitted  
to the Council on June 14, 1971 and provided  
for a density of 8.5 to 10 units per acre with  
an average density of 9.6 units per acre.

Mr. Terry Piazza of American Engineering, 4  
South Pleasant Avenue, addressed the Council  
concerning the recommendation of the Planning  
Commission. He stated the R-LD zone recom-  
mended by the Planning Commission would create  
an undevelopable mixture of lots and he proposed  
a "Planned Residential Development District  
(PRDD)" as an alternate to the R-LD, Low Density

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Multiple Family Residential District. Mr. Piazza said he felt the Planned Residential Development District would permit homogeneous development and allow the City to maintain a measure of control over the density and lot location within this district.

Mr. Ralph Lewis, 31 South Church Street, also spoke concerning the proposal. He felt Mr. Piazza's proposal merited consideration.

There being no other persons in the audience wishing to be heard on the matter, the public portion of the hearing was closed.

After considerable discussion by the Council, Councilman Schaffer moved the matter be returned to the Planning Commission for further study in the area of compatibility, the mix of development and density. The motion was seconded by Councilman Kirsten.

After further Council discussion, Councilman Schaffer proposed a substitute motion. He moved the Planning Commission be directed to:

- a. survey to determine to what extent small problem parcels exist in the City;
- b. enumerate and determine maximum acreage of each of these parcels;
- c. make recommendation that would allow suitable residential mix of development so that problem areas could be economically developed; and
- d. establish a maximum size of parcel on which this zoning might be established.

(See Minutes of 12/1/71)  
BB

The motion was seconded by Councilman ~~Schaffer~~ <sup>Kirsten</sup> and carried by unanimous vote.

#### INCREASE SIZE OF P-D DISTRICT

Notice thereof having been published in accordance with law, Mayor Katnich called for the public hearing on the recommendation of the Planning Commission to amend Section 27-9B of the City Code (Zoning Ordinance) thereby increasing the minimum size of a P-D, Planned Development District from five to ten acres.

Planning Director Schroeder requested that this matter be continued under discussion until such time as the Council takes action concerning the

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proposed R-LD District. On motion of Councilman Hughes, Schaffer second, the matter was continued under discussion, pending action on the R-LD District.

SPECIFIC PLAN -  
S. HUTCHINS ST.

ORD. NO. 964  
INTRODUCED

Notice thereof having been published in accordance with law, Mayor Katnich called for the public hearing on the recommendation of the Planning Commission to adopt a Specific Plan for South Hutchins Street between West Kettleman Lane and West Harney Lane.

Public Works Director Jones reviewed the proposal and explained that the recommendation was the same as previously submitted to the Council on August 18, 1971 at which time the Council requested the Planning Commission to give further study to the plan. Mr. Jones reviewed the survey made of other agencies to determine the responsibility of the City and the developer in the area of improvements. Mr. Jones pointed out that at the time the matter was referred back to the Planning Commission, the Westmont Development Company had objected to the tree wells and fencing requirements of the Specific Plan. The Planning Commission then requested the Westmont Development Company to enumerate in writing its objections to the plan. The Company submitted a letter to the Planning Commission outlining its objections.

Mr. Victor Meyer, 41 South Sacramento Street, representing the Westmont Development Company, addressed the Council concerning the proposed Specific Plan. He requested that no fence be required at the proposed church site. He also asked that the fence required along South Hutchins Street be treated as an on-site improvement rather than an off-site improvement and required landscaping be placed behind the fence and maintained by private individuals.

Mr. Meyers also commented that Westmont Development Company would dedicate an additional five feet of right of way for a bicycle path if the Council desired this. Mr. Reo Nathan, 519 Sturla Street, representing the First Assembly of God Church, stated his opposition to the fence required along South Hutchins Street adjacent to the Church's property. Mr. Nathan presented a plan of the Church's proposed complex to be built at the southwest corner of South Hutchins Street and Century Boulevard. He explained that the fence as proposed in the Specific Plan would not be compatible with the architecture of the proposed sanctuary.

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The Council discussed the Specific Plan as recommended by the Planning Commission and generally agreed that the fence should be required along South Hutchins Street to insure access control.

On motion of Councilman Kirsten, Ehrhardt second, the Council introduced Ordinance No. 964 adopting a Specific Plan for South Hutchins Street between West Kettleman Lane and West Harney Lane as recommended by the Planning Commission by the following vote:

Ayes:	Councilmen - Ehrhardt, Hughes, Kirsten, and Katnich
Noes:	Councilmen - Schaffer
Absent:	Councilmen - None

The Council agreed that if the First Assembly of God Church wished to recommend a different design for the required fence, some modification may be possible if the design is compatible with the fence provided for in the Specific Plan.

RECESS

The Mayor declared a five-minute recess and the Council reconvened at approximately 10:30 p.m.

VAHLCO  
CORPORATION RE  
DEVELOPMENT  
OF MOBILE PARK

Mr. James Parker, attorney, representing Vahlco Corporation, 4201 Birch Street, Newport Beach, California, addressed the Council concerning a mobilehome park development on Turner Road. Mr. Parker explained that Occidental Petroleum Land and Development Corporation is developing this park and Vahlco Corporation is the managing company for the real property assets of Occidental. Mr. Parker requested the City Council to allow the installation of a master power meter in the mobilehome park in accordance with Public Utilities Commission Rule No. 18. He stated this method of metering would give the developer more control over the scheduling and construction of the park. Mr. Parker further requested the Council to authorize the City staff to enter into negotiations with his firm concerning reimbursement of costs for improvements such as streets, power supply, sewer and water lines and storm drain system.

The City Manager discussed the City's policy concerning master metering. He also pointed out that the City's established policy concerning costs of improvements could not be negotiated with the staff; this was a direct policy of the City Council. Mayor Katnich then advised

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Mr. Parker to discuss his requests with the staff in an effort to determine City's policies.

Mr. Walt Lukesh of Zinsco Electrical Products, 729 East Temple Street, Los Angeles, told the Council of the advantages of master metering and discussed Public Utilities Commission Rule 18.

#### COMMUNICATIONS

##### ABC LICENSE

Applications for Alcoholic Beverage License were received as follows:

1. Zidan Suplaban, Bent Pretzel, 548 South Sacramento Street, on-sale beer and wine eating place, new license.
2. Antonio and Emma Blecic, Capri Pizzeria & Italian Food, 606 West Lockeford Street, on-sale beer and wine eating place.

##### BICYCLE ROUTES

Letters were received from Mrs. Jack Gilliland, corresponding secretary, American Association of University Women and Mrs. Lorraine Bledsoe, corresponding secretary for the Soroptimist International of Lodi, endorsing the bicycle routes proposed by the Lodi Bicycle Coalition.

##### LCC RES. RE ECONOMIC GROWTH

The City Manager read a resolution adopted by the Lodi District Chamber of Commerce Board of Directors recommending the City Council and all businessmen and interested citizens of the Lodi District actively support a program of orderly economic growth in the Lodi District and San Joaquin County.

#### REPORTS OF THE CITY MANAGER

##### CLAIMS

Claims in the amount of \$398,050.94 were approved on motion of Councilman Kirsten, Ehrhardt second.

##### AWARD - 12-KV TRANSFORMERS

The City Manager presented bids received for the 12-kv distribution transformers as follows:

##### RES. NO. 3564

Westinghouse Electric	\$20,695.50
Alternate #1	19,039.86
Geo. E. Honn Company	19,110.00
R-T-E Corporation	20,002.50
Consolidated Electric	20,212.50
Maydwell & Hartzell	20,695.50
Edward & Gregory	23,667.00
Graybar Electric	24,012.45
Valley Electric Company	26,231.10

The City Manager recommended the contract for the furnishing of the 12-kv distribution transformers be awarded to Westinghouse Electric

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for their alternate bid. On motion of Councilman Kirsten, Hughes second, the Council adopted Resolution No. 3564 awarding the contract for the furnishing of the 12-kv transformers to Westinghouse Electric, as recommended by the City Manager, for a total of \$19,039.86.

ACCEPT 1971  
SUBD. PAVING

On motion of Councilman Kirsten, Schaffer second, the City Council accepted the 1971 Subdivision Paving as complete and authorized the Public Works Director to file a Notice of Completion on the project.

UTILITY  
BILLING

City Manager Graves presented an alternate method for issuing utility bills for Council consideration. The proposal provided for separating the electric bill from the water, sewer and garbage. Under the proposed method, the electric meters would be read every two months and an electric bill submitted to the customer for electricity used during the two months. On the alternate month, on a bi-monthly basis, the customer would receive his bill for water, sewer and garbage.

This proposal would provide the customer with an electric bill based on the meter reading rather than an "estimated" or "partial" bill which the City has utilized for the past two or three years. Mr. Graves discussed the present billing system and its problems. He told the Council if a billing change was to be made a decision should be made soon since programming with Diamond Walnut should start as soon as possible to meet the schedule agreed upon.

Councilman Hughes and Councilman Kirsten objected to the new proposal and both felt a more accurate "estimated" bill could be achieved. Councilman Schaffer suggested the matter should be discussed more fully with the staff and he requested Councilman Hughes and Councilman Kirsten to meet with the City Manager and the Finance Director to discuss the matter and bring a recommendation back to the City Council. The Council concurred with Councilman Schaffer's request.

ABANDON POR  
SUNSET DRIVE  
  
RES. NO. 3565

The City Manager explained to the Council that the Public Works Director had recommended abandonment of a portion of Sunset Drive north of West Locust Street and the matter should be set for public hearing. On motion of Councilman Hughes, Schaffer second, the Council adopted Resolution No. 3565 declaring the Council's intention to abandon said portion of street and setting public hearing thereon for December 15, 1971.

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AWARD - EAST  
HAM LANE -  
STORM DRAIN

The City Manager presented bids received for the construction of the storm drain in the easement east of Ham Lane as follows:

RES. NO. 3566

William Burkhardt	\$5,040.99
Parrish, Inc.	7,947.00
Teichert Construction	8,859.00

The City Manager recommended the award be made to the low bidder. On motion of Councilman Kirsten, Ehrhardt second, the Council adopted Resolution No. 3566 awarding the contract for the construction of the storm drain east of Ham Lane to William Burkhardt for a total of \$5,040.90 and approved a supplemental allocation in the amount of \$6,500 for completion of the project.

SALE OF  
POLICE CARS

At a previous meeting the Council requested the staff to investigate the possibility of returning the City's used police cars to the Highway Patrol for sale by auction on their lot. Mr. Graves reported that Finance Director Fred Wilson had discussed this with the State and they were unable to accommodate the City in this area.

TRAFFIC  
INVESTIGATIONS

Mr. Graves reviewed a memorandum received from the Public Works Director concerning actions taken to improve visibility at certain intersections.

911 EMERGENCY  
CALL NUMBER

The City Manager reported that a meeting had been scheduled with representatives of the Pacific Telephone and Telegraph Company to discuss installation of the 911 emergency call number in Lodi and the surrounding area.

PINE & HUTCHINS  
INTERSECTION

Councilman Schaffer stated the stop sign at the northwest corner of Pine and Hutchins Streets was difficult to see and he asked if a stop sign with a flashing light could be installed here such as the one on Lockeford Street at Church Street.

LIGHT AT  
STADIUM

Councilman Ehrhardt requested that a light be installed in the Stadium so that it would shine on the flag during the football games. The City Manager felt this could be accomplished without any problem.

LEGISLATION


Councilman Kirsten told the Council he was concerned about legislation that would establish limits on property taxes as a part of the tax reform package. He then moved the City Manager be directed to express the Council's opposition to this proposal to both Senator Alan Short and

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Assemblyman Robert Monagan. The motion was seconded by Councilman Schaffer and carried.

ADJOURNMENT

There being no further business, the meeting adjourned on motion of Councilman Schaffer at approximately 11:45 p.m.

Attest:   
BESSIE L. BENNETT  
City Clerk